073.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	865,000 / 865,000
					USE VALUE:	865,000 / 865,000
					ASSESSED:	865,000 / 865,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ANTONELLI RALPH JR--ETAL
Owner 2:	ANTONELLI CHERYL ANN
Owner 3:	
Street 1:	65 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .196 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1971, having primarily Vinyl Exterior and 2540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8530.000	391,200	700	473,100	865,000
Total Card	0.196	391,200	700	473,100	865,000
Total Parcel	0.196	391,200	700	473,100	865,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.62 /Parcel: 340.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 46006
GIS Ref:
GIS Ref:
Insp Date: 10/05/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	391,200	700	8,530.	473,100	865,000		Year end	12/23/2021
2021	101	FV	379,900	700	8,530.	473,100	853,700		Year End Roll	12/10/2020
2020	101	FV	379,900	700	8,530.	473,100	853,700	853,700	Year End Roll	12/18/2019
2019	101	FV	281,300	700	8,530.	439,300	721,300	721,300	Year End Roll	1/3/2019
2018	101	FV	281,300	700	8,530.	439,300	721,300	721,300	Year End Roll	12/20/2017
2017	101	FV	281,300	700	8,530.	385,300	667,300	667,300	Year End Roll	1/3/2017
2016	101	FV	281,300	700	8,530.	351,500	633,500	633,500	Year End	1/4/2016
2015	101	FV	274,200	800	8,530.	310,900	585,900	585,900	Year End Roll	12/11/2014

!6122!

PRINT

Date	Time
12/30/21	03:21:26

LAST REV

Date	Time
02/12/19	12:13:21
ekelly	

USER DEFINED

Prior Id # 1:	46006
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6122

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12323-501		11/1/1972			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Entry Denied	189	PATRIOT
10/13/1999	Meas/Inspect	243	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8530		Sq. Ft.	Site		0	70.	0.79	12									473,130						473,100	

Total AC/HA:	0.19582	Total SF/SM:	8530	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	473,130	Spl Credit		Total:	473,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.19263566
Const Adj.:	0.99989998
Adj $ / SQ:	166.952
Other Features:	83750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474773
Depreciation:	83560
Depreciated Total:	391213

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

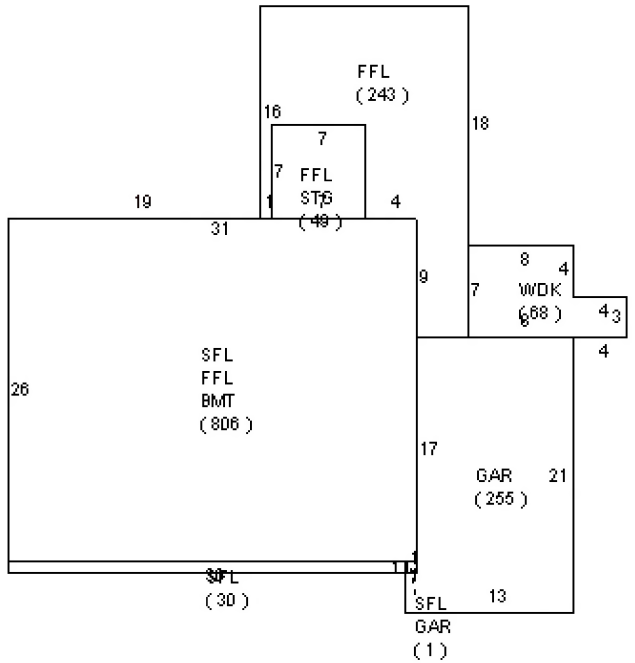
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.95
Special Features:	0	Val/Su Net:	125.63
Final Total:	391200	Val/Su SzAd	202.17

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,098	166.950	183,314
SFL	Second Floor	837	166.950	139,739
BMT	Basement	806	74.500	60,049
GAR	Garage	256	24.760	6,339
WDK	Deck	68	16.000	1,088
STG	Storage	49	10.080	494
	Net Sketched Area:	3,114	Total:	391,023
Size Ad	1935	Gross Area	3114	FinArea 2540

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 073.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X20	A	AV	1975	3.42	T	35.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc